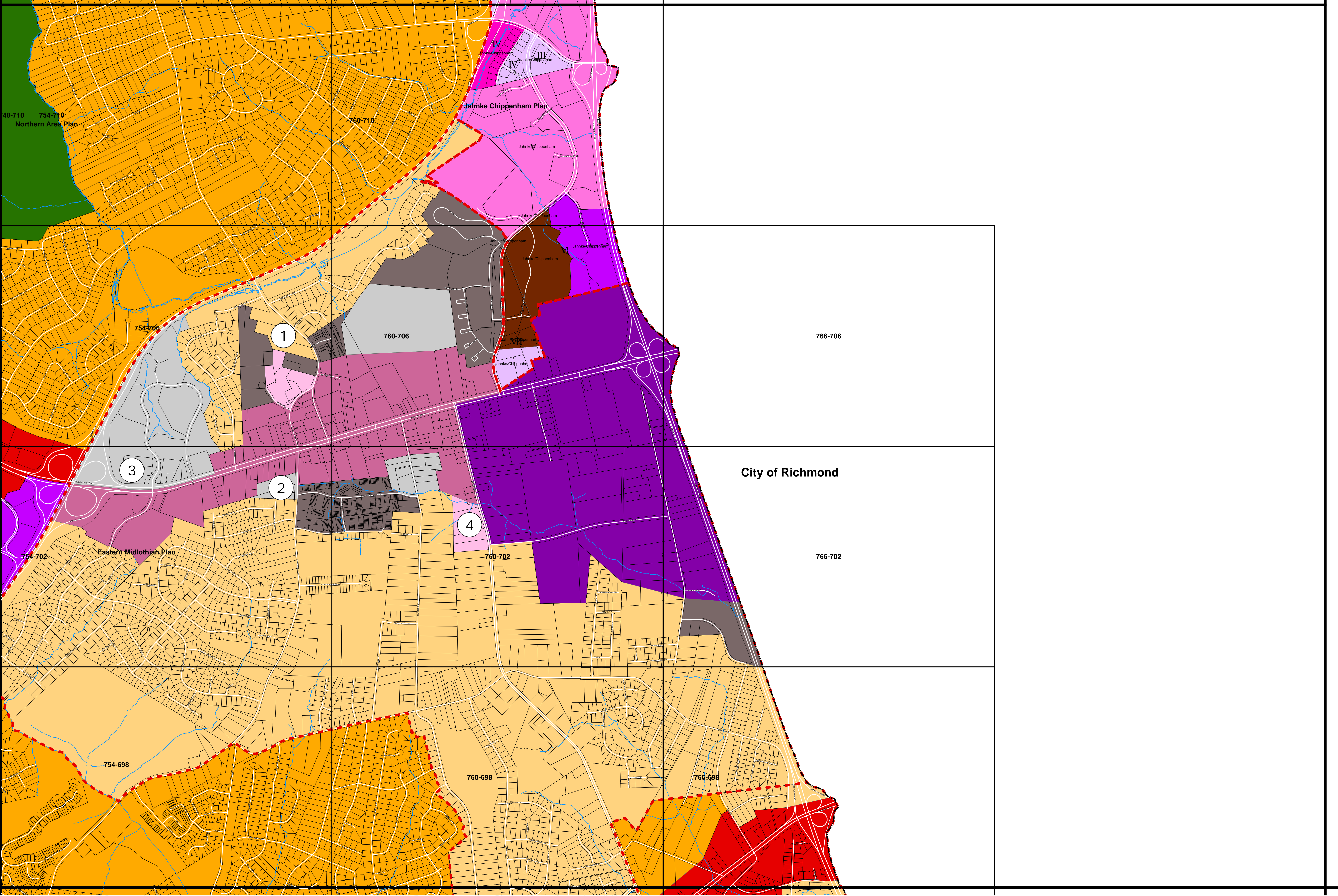


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 07

KEY
Refer to Plan text for full definition

See Notes Below



Eastern Midlothian Plan (See Notes)

(Adopted Date: April 22, 1998)

- Residential (2.51-4.0 d.u.a.)
- Residential (7.01-14 d.u.a.)
- Office
- Community Mixed Use
- Regional Mixed Use
- Light Industrial

Jahnke-Chippenham Plan

- High Density Residential
- Office
- Mixed Use- Office, Hotel, Retail
- Office Park- Office, Hotel
- Office Commercial or Office

Northern Area Plan

- Medium Density Residential (1.51 to 4.0 units/acre)
- High Density Residential (7.01 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Parks, Recreation or Open Space

Route 360 Corridor Plan

(Adopted Date: May 10, 1995)

- Residential: 4 units/acre or less
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- General Commercial

NOTES

Eastern Midlothian Plan

Note 1
If these residential parcels are aggregated, higher density residential, office, or other transitional uses may be appropriate.

Note 2
If these light industrial parcels are aggregated with the community mixed use parcels to the north (adjacent to midlothian tk) to give greater depth to the northern parcels, and the development of the parcels is oriented north towards midlothian tk, then these parcels may be appropriate for community mixed use.

Note 3
The area fronting on midlothian tk, south of the gate way centre project, is shown on the land use plan for light industrial uses. The plan supports commercial uses if they are integrated and supporting to the adjacent project development, and if they are designed to enhance the appearance of the overall development.

Note 4

Under certain circumstances, office/warehouse uses may be appropriate provided such uses are designed to be perceived as office use and in a manner which could include a requirement to orient loading areas away from residential uses.

General Note

A. In some cases, future land use classifications are appropriate if areas, other more intense uses may be appropriate following an evaluation of the specific site and its location with respect to surrounding uses, special design criteria and other operational conditions, so as to insure that the use will not adversely impact existing and anticipated area development.

B. Within the Community Mixed Use and Regional Mixed Use areas, other more intense uses may be appropriate following an evaluation of the specific site and its location with respect to surrounding uses, special design criteria and other operational conditions, so as to insure that the use will not adversely impact existing and anticipated area development.

C. Should it later be determined under any circumstances that residential uses may be appropriate within the Community Mixed Use and Regional Mixed Use areas, then these residential uses should be of high quality and upscale design, subsidiary to and integrated within office, commercial or light industrial projects.

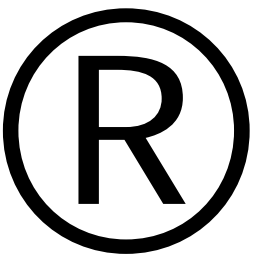
The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6
Miles

			01	02	03		
			04	05	06	07	
			08	09	10	11	12
13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28
29	30	31	32	33	34	35	36
37	38	39	40	41	42		
			43	44	45	46	